

**LAND BOARD AGENDA ITEM**  
**October 19, 2009**

**FINAL APPROVAL FOR SALE OF LAND BANKING SALES # 108, 112 & 240  
GARFIELD COUNTY**

- Seller:** State of Montana, Department of Natural Resources and Conservation
- Nominator:** Parcels 108 & 112 - Lessee, John Hillenbrand  
Parcel 240 – Lessee, Brusett, Randal & Sharon
- Location:** Parcel 108 - is located 16 miles northeast of Jordan  
Parcel 112 - is located 12 miles east of Jordan.  
Parcel 240 – is located 11 miles northwest of Jordan
- Property Characteristics:** Parcels 108, 112 & 240 - All are leased for grazing, and have below average production when compared to Trust Lands across the state. It is likely the grazing use would continue if the lands were sold.
- Access:** Parcels 108, 112 & 240 - These parcels of grazing land are completely surrounded by private land and consequently are not accessible for recreational purposes without permission of the private land owner.
- Background:** In October 2008 & February 2009, the Board approved these isolated parcels to continue through the Land Banking sale evaluation process. In July 2009 the Board set the minimum bid at the appraised value with access as follows:

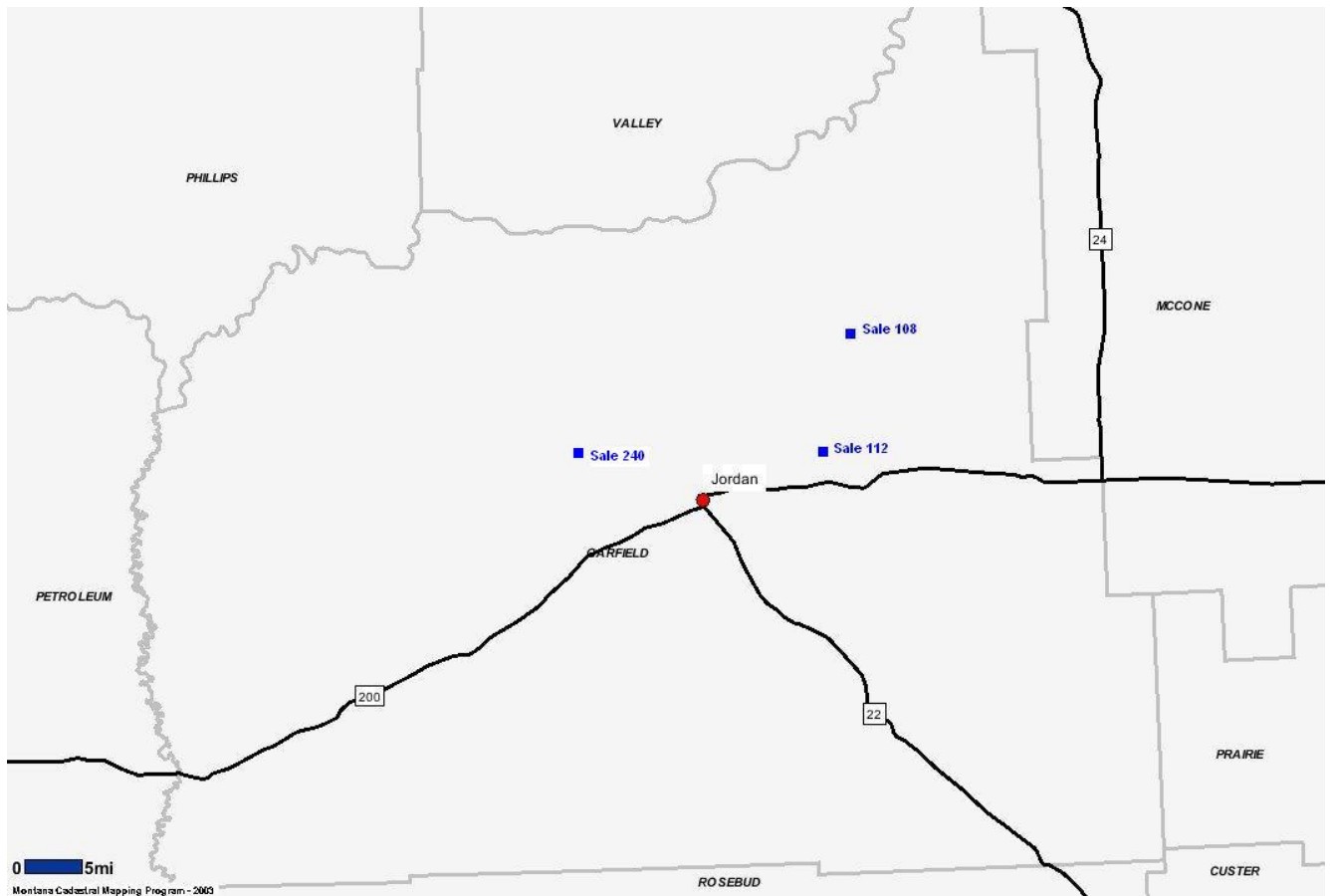
<b>Sale #</b>	<b>Acres</b>	<b>Legal</b>	<b>Minimum Bid</b>	<b>Price / Acre</b>	<b>Beneficiary</b>
108	626.32	ALL, Section 7, T20N-R40E	\$ 84,500	\$ 135	Common Schools
112	640	ALL, Section 36, T19N-R39E	\$ 86,400	\$ 135	Common Schools
240	640	ALL, Section 16, T19N-R36E	\$ 94,100	\$ 147	Common Schools

**Total Sale Price:       \$265,000**

- Sale Price:** These parcels were sold at public auction on September 18, 2009. All parcels had only one bidder, and were sold for the minimum bid amount listed above. The combined total for the above sales is \$ 265,000.

- Recommendation:** The Director recommends final approval of Land Banking Sales 108, 112 & 240 for the purchase prices listed above. These sales will be closed within 30 days of approval.

# Land Banking Sales # 108, 112 & 240 Garfield County

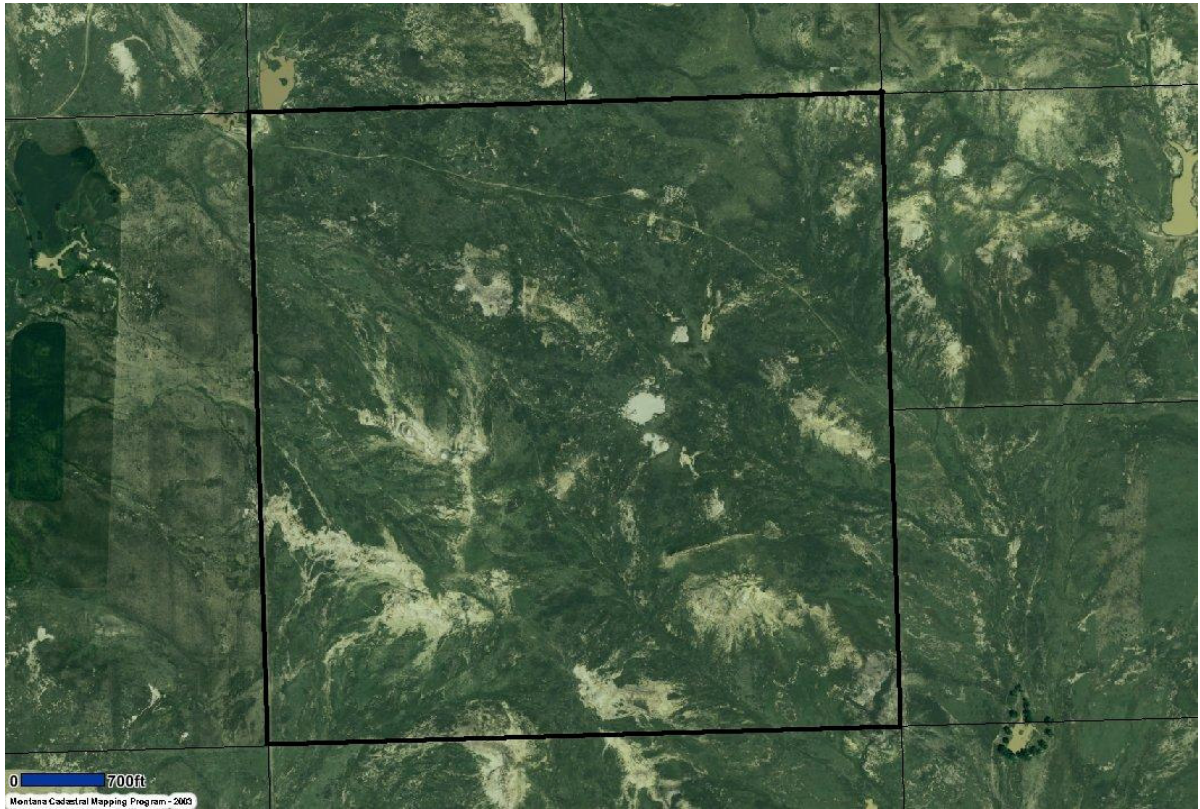


## Sale #108





## Sale #112



## Sale #240

